



20100119000017300 1/3 \$102.00
Shelby Cnty Judge of Probate, AL
01/19/2010 04:18:52 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

market value: 84,850 DM

WARRANTY DEED

For good consideration, I, Lee Ann Melendez, of P. O. Box 1254, Calera, County of Shelby, State of Alabama, hereby bargain, deed and convey to Dominic T. Melendez of 10194 Highway 25 (mailing address P. O. Box 1281), Calera, County of Shelby, State of Alabama, AND Taylor Gabriel Melendez of 10194 Highway 25 (mailing address P. O. Box 1281), Calera, County of Shelby, State of Alabama, the following described land in Shelby County, free and clear with WARRANTY CONVENANTS; to wit:

COM INT S ROW HWY 25 & E ROW DEBORAH DR NE200 TO POB CONT NE113.87

SE225 SW13 3 NW207.01 TO POB SEE Exhibit A

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

Done this 20 day of November, 2009.

Lee Ann Melendez

Lee Ann Melendez

Before me, the undersigned Notary Public, personally appeared Lee Ann Melendez, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature executed same.

Kevin S. Davis

Notary Public

Shelby County, AL 01/19/2010
State of Alabama
Deed Tax : \$85.00

My Commission Expires: 2/27/12

Warranty Deed

of Lee Ann Melendez

to Dominic T. Melendez and Taylor G. Melendez

Probate Court of Shelby County, Alabama

Page Two of Two



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Done this 20 day of November, 2009.

Dominic T. Melendez

Dominic T. Melendez

Before me, the undersigned Notary Public, personally appeared Dominic T. Melendez, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by he signature executed same.

Kristi S. Doss

Notary Public

My Commission Expires: 2/27/12

Done this 20th day of November, 2009.

Taylor Gabriel Melendez

Taylor Gabriel Melendez

Before me, the undersigned Notary Public, personally appeared Taylor Gabriel Melendez, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature executed same.

Kristi S. Doss

Notary Public

My Commission Expires: 2/27/12

~~Exhibit~~ Exhibit A

This form furnished by: **Cahaba Title, Inc.** Eastern Office (205)833-1571 FAX 833-1577 Riverchase Office (205)988-5600 FAX 988-5905

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO BOX 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) Dominic T. Melendez
(Address) Route 2 Box 147
Calera, Alabama 35040

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty Nine Thousand and no/100ths-----(\$39,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Penny R. Bawcum as Administrator of the Estate of Rayford Lee Smith (herein referred to as grantors) do grant, bargain, sell and convey unto

Dominic T. Melendez and wife, LeeAnn Melendez (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A lot in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West in the Town of Calera described as follows: Commence at the Northwest corner of Lot 5 of Farris Estates as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northeast 57.77 feet along the North line of said Lot 5 to the point of beginning; thence continue last course 114.00 feet along the North line of said Lot 5 and Lot 6 of said Farris Estates; thence turn left 93 deg. 01 min. 30 sec. and run Northwest 233.43 feet to the Southeast right-of-way of Alabama Highway #25; thence turn left 91 deg. 42 min. 22 sec. and run Southwest along said right-of-way 113.74 feet; thence turn left 88 deg. 15 min. 16 sec. and run Southeast 224.03 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$38,925.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is executed and delivered in accordance with the decree of the Court in Case No. CV 90-662, Circuit Court of Shelby County, Alabama (In Re: The Matter of the Estate of Rayford Lee Smith, Deceased) granting the "Application of Administratrix for Approval to Sell Real Property of the Decedent."

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of May, 19 91.

WITNESS

_____(Seal) _____(Seal)
_____(Seal) Penny R. Bawcum as Administrator
_____(Seal) of the Estate of Rayford Lee Smith
_____(Seal) _____(Seal)

STATE OF ALABAMA } SEE NOTARY ACKNOWLEDGEMENT ON BACK
_____ COUNTY } General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A.D., 19 _____